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April 10, 2024

KB Home Las Vegas Inc.
5795 West Badura Avenue, Suite 180
Las Vegas, Nevada 89118

**RE: 24-0086 [SCD1 – SCD10]
PLANNING COMMISSION MEETING OF APRIL 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 9, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on a portion of 13.97 acres at the northwest corner of Flight Range Avenue and Desert Foothill Drive (APNs Multiple), P-C (Planned Community) Zone [SFSD (Single Family Special Lot) Summerlin Special Land Use Designation], Ward 2 (Seaman).

24-0086-SCD1 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1458 WHISTLING KITE STREET, APN 137-23-216-022)

24-0086-SCD2 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1434 WHISTLING KITE STREET, APN 137-23-216-025)

24-0086-SCD3 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1503 UPLAND SANDPIPER STREET - LOT #103)

24-0086-SCD4 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1486 UPLAND SANDPIPER STREET - LOT #113)

24-0086-SCD5 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1441 NOCTURNAL FLIGHT STREET, APN 137-23-216-050)

24-0086-SCD6 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1480 NOCTURNAL FLIGHT STREET, APN 137-23-216-057)

24-0086-SCD7 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1440 NOCTURNAL FLIGHT STREET, APN 137-23-216-062)

24-0086-SCD8 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1429 WHISTLING KITE STREET, APN 137-23-216-068)

24-0086-SCD9 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1453 WHISTLING KITE STREET, APN 137-23-216-071)

24-0086-SCD10 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A ONE-FOOT SETBACK TO THE EXTERIOR WALL SURFACE FROM A RESIDENTIAL STREET WHERE TWO FEET IS REQUIRED (1477 WHISTLING KITE STREET, APN 137-23-216-074)

This approval is subject to the following conditions:

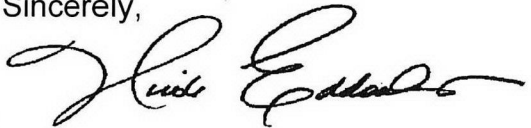
24-0086 [SCD1 THRU SCD10] CONDITIONS:

Planning

1. A Major Deviation is hereby approved to allow a one-foot setback from a residential street to the exterior wall surface where two feet is required for Lots 22, 25, 103, 113, 119, 126, 131, 137, 140, and 143.
2. Conformance to Summerlin Development Standards, except as amended herein.
3. Conformance to the approved conditions for Tentative Map (22-0394-TMP1).
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on April 9, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after April 23, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Mandy Schwurack
5795 West Badura Avenue, Suite 180
Las Vegas, Nevada 89118

Christa Bilbrey – Sr. Director of Forward Planning
5795 West Badura Avenue, Suite 180
Las Vegas, Nevada 89118